

GOVERNMENT OF THE DISTRICT OF COLUMBIA

ZONING COMMISSION

Order No. 54

CASE No. 72-8

October 20, 1972

Pursuant to Notice, a hearing of the Zoning Commission was held October 4, 1972, to consider an application by the District of Columbia Redevelopment Land Agency for amendments to the Zoning Map as follows:

Change from C-3-A to C-2-B Lots 116, 122, 123, 136, 137, 139, 151, 153 and 154 in Square 4509.

Change from C-M-1 to R-5-C Lots 37, 82, 125, 129-132 inclusive, 142, 143, 155, 156, 802 and 803, and portions of Lots 108, 133, 134, 805 and 807 in Square 4509. The change includes portions of public alleys to be closed adjacent to the subject lots.

Change from C-M-1 to C-2-B Lots 114, 115, 812, portions of Lots 108, 133, 134, 805 and 807 in Square 4509.

The following members of the Commission were present at the hearing: Sterling Tucker, Presiding; John A. Nevius; Richard L. Stanton.

Testifying on behalf of the application were: Lawrence Press, Director, Office of Planning, D. C. Redevelopment Land Agency, and Robert E. Bates, Chairman, H Street Community Organization Project Area Committee.

FINDINGS OF FACT

1. The property under consideration is located at 7 15-749 15th Street, N.E., 1509-1567 Benning Road, N. E. and 724-730 16th Street, N. E.
2. The Redevelopment Land Agency, after conferring with the staff of the Zoning Advisory Council amended its application to reflect a change from C -M-1 to R-5-B rather than R-5-C in those lots so affected.

3. A need exists for housing to accommodate low and moderate income families in the area of the site under consideration.

4. The Urban Renewal Plan for the H Street Urban Renewal Area as adopted by the City Council designates the development of this site for medium density housing, permitting one- and two-family homes and apartment buildings with retail shopping on the ground floor.

5. The Neighborhood Development Plan for H Street, subsequently approved by the City Council in conformity with the Urban Renewal Plan, includes a highrise apartment building parallel to 15th Street with ground floor retail shopping and townhouses on the rest of the site.

6. In the area where a change to C-2-B has been proposed, the Urban Renewal Plan's requirements for height is the same as that of a C-2-B zone (90 feet), whereas the Plan's requirements for F. A.R. (1. 8) and lot occupancy (65%) are more restrictive than those of a C-2-B zone (3.5 F. A. R. and 75% occupancy).

7. In the area where a change to R-5-B has been proposed, the Urban Renewal Plan's requirement for F.A.R. (1.8) is similar to the requirement of an R-5-B zone, whereas the Plan's requirements for height (90 feet) and lot occupancy (65%) are less restrictive than that of an R-5-B zone (60 feet and 60%).

8. The Zoning Advisory Council recommended that the amendments be granted.

9. No testimony or statement in opposition to the application was offered.

CONCLUSIONS OF LAW

1. The proposed amendments will allow the redevelopment urgently needed and desired in the area and thus will promote the health and general welfare of the city in general and of the H Street Urban Renewal Area in particular.

2. The proposed amendments to the Zoning Map provide for districts whose requirements substantially conform to the desired character and uses for the site as defined in the Urban Renewal Plan.

3. To permit the development of the area as proposed in the Urban Renewal Plan, C-2-B and R-5-B zoning is necessary.

4. The proposed changes are in harmony with the intent, purpose and integrity of the comprehensive zoning plan as embodied in the zoning regulations and map and will not tend to affect adversely the use of neighboring property in accordance with the regulations and map.

DECISION

In consideration of its findings and conclusions herein, the Commission ORDERS adoption of the following amendments to the Zoning Map, in accordance with the plat on file in the Office of the Zoning Commission and incorporated by reference hereto:

1. From C-3-A to C-2-B for Lots 116, 122, 123, 136, 137 139, 151, 153 and 154 in Square 4509;
2. From C-M-1 to C-2-B for Lots 114, 115, 133, 805, 812 and portions of Lots 108 and 134 in Square 4509;
3. To C-2-B for the closed public alley adjacent to Lot 812 in Square 4509;
4. From C-M-1 to R-5-B for Lots 37, 82, 125, 129 through 132 inclusive, 142, 143, 155, 156, 802, 803, 807 and portions of Lots 108 and 134 in Square 4509;
5. To R-5-B for the closed public alley adjacent to Lot 129 in Square 4509.

WALTER E. WASHINGTON

John A. Nevius
JOHN A. NEVIUS

Sterling Tucker
STERLING TUCKER

George M. White
GEORGE M. WHITE

Richard L. Stanton
RICHARD L. STANTON

ATTESTED :

Arthur B. Hatton
Arthur B. Hatton
Executive Director